



ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION
(2008-01)

BACKGROUND/ANALYSIS:

Government Code Section 65400 (b)(1) requires that an annual report be provided to the legislative body on the status of the General Plan. The purpose of the report is to identify the progress made in implementing the provisions contained within the General Plan, including a review of the status of efforts to meet the City's share of regional housing needs.

There are two (2) on-going General Plan implementation measures that are the subject of this Annual Report for 2008. These measures involve implementation of the City 2000 Housing Element and completion and adoption of the City 2008 Housing Element.

IMPLEMENTATION OF THE 2000 HOUSING ELEMENT:

The 2000-2005 Rolling Hills Housing Element, adopted in June 2001, established programs to address the following primary housing goals:

- Provide for housing which meets the needs of existing and future Rolling Hills' residents.
- Maintain and enhance the quality of residential neighborhoods in Rolling Hills.
- Provide housing services to address the needs of the City's senior citizen population.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

As summarized in Table 1, the City has actively pursued avenues for supporting residential development and facilitating affordable housing opportunities, despite the overwhelming constraints that limit development opportunities in Rolling Hills.

Table 1

**City Of Rolling Hills Progress Toward Implementing
the 2000-2005 Housing Element Programs**

Programs	Accomplishments
Goal 1: Provide for housing which meets the needs of existing and future Rolling Hills' residents.	
Manufactured Home Program: Permit manufactured homes on all buildable, single family lots in the City.	The City has amended its Zoning Ordinance to provide for manufactured homes, and continues to permit this program. No request for a manufactured home was submitted to the City

Table 1

**City Of Rolling Hills Progress Toward Implementing
the 2000-2005 Housing Element Programs**

Programs	Accomplishments
	during the past planning period.
Density Bonus Program: Approve a density bonus as a mechanism of providing affordable housing should the City receive a development application for a low-income density bonus project which otherwise complies with zoning and CC&R restrictions.	City complies with state law regarding density bonus as a mechanism for low income development projects in compliance with zoning and CC&R restrictions. No requests for density bonuses have been received by the City during the past planning period.
Facilitate New Construction: The City will continue to work with and assist housing developers and builders to enable new housing to be built in the City.	The City has continued to work with and assist developers and builders. Five new units and seven replacement units have been constructed during the past planning period.
Goal 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.	
Code Enforcement: In the event that a violation of City codes or regulations is discovered, the City works with the County and the Association to remediate the violation.	The City continues to promote code enforcement in cases of violations. An educational program including information brochures has been implemented to discourage violations. A program to accomplish compliance also has been implemented. Approximately, thirty violations have occurred in the City and only six of them consisted of residential structural deficiencies, which have been corrected during the past planning period. Code enforcement is intended to protect the public health, safety and welfare, and is not considered a constraint to the development of affordable housing.
Ground Instability: Continue to explore possible solutions to ground instability problems.	The City has continued to work with property owners and geotechnical consultants to establish construction regulations and to explore other potential solutions to the problem. However, despite these continued efforts, certain property in high-risk landslide areas remains unbuildable.
Neighborhood Sponsored Sewer Districts: Promote and facilitate the development of homeowner sponsored sewer districts.	The City has retained a consulting engineer to assess the feasibility of establishing a citywide sewer system.
Housing Repair on Landslide Sites: Continue to allow the repair of damaged structures and remedial grading in landslide areas.	The City continues to allow repair of damaged structures and remedial grading in landslide areas with special permits.
Home Improvement Program for eligible low and moderate-income residents.	In keeping with its commitment to support housing element objectives and low income housing needs, Rolling Hills has assigned its CDBG funds to the cities of Lomita and Rancho Palos Verdes' Home Improvement Programs for eligible low and moderate income residents to provide grants and zero percent deferred loans to correct hazardous structural conditions, eliminate blight, and improve disabled access.
Goal 3: Provide housing services to address the needs of the City's senior citizen population.	
Shared Housing Program: Actively market	Informational brochures advertising existing shared housing

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**City Of Rolling Hills Progress Toward Implementing
the 2000-2005 Housing Element Programs**

Programs	Accomplishments
the two area shared housing programs – Focal Point at the South Bay Senior Services in Torrance and Anderson Senior Center in San Pedro - which assist seniors in locating roommates to share existing housing in the community.	programs are available at the public counter. Records on the number of matches that have occurred during the planning period are not available.
Reverse Mortgage Program: Inform residents about the advantages of reverse mortgages. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security, and can offer a viable financing alternative to many of Rolling Hills' elderly homeowners.	The City offers referral services to local banks to seniors interested in pursuing a reverse mortgage.
Congregate Housing for Seniors: Rolling Hills will continue to contribute its CDBG funding to nearby jurisdictions to facilitate the development of congregate housing for seniors.	The City of Rolling Hills contributed its annual allotment of CDBG funds to the City of Lomita to be used expressly for the construction of congregate housing for lower income seniors. The City's contribution of approximately \$159,000 has assisted the construction of two senior citizen affordable housing projects in Lomita, and has enabled the acquisition of property to construct a third low-income senior housing project. The Los Angeles County Housing Authority administers Lomita's housing program and senior housing units. The Housing Authority keeps a list of Lomita and Rolling Hills residents who are eligible for the subsidized senior housing units.
Elderly Services: Rolling Hills will continue to provide information to its elderly residents concerning available senior services.	In keeping with its commitment to assist its elderly residents find needed services, the City maintains a list of local senior facilities at City Hall.
Goal 4: Promote housing opportunities for all persons regardless of race religion, sex, marital status, ancestry, national origin or color.	
Fair Housing Program: As a means of increasing public awareness of legal rights under fair housing laws, the City will advertise services offered by the Fair Housing Foundation, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs.	As a participating city in the Community Development Block Grant Program, Rolling Hills cooperates with the Los Angeles office of the Fair Housing Foundation to enforce fair housing laws. Informational brochures about the Foundation are available at the City of Rolling Hills public counter and local library.

COMPLETION AND ADOPTION OF THE 2008 HOUSING ELEMENT:

As mandated by the State of California Housing and Community Development Department (HCD), the current Housing Element cycle covers the planning period from 2006-2014. HCD

required that the first draft of this Housing Element update be submitted to HCD for review by June 30, 2008. Consequently, the Housing Element for the 2006-2014 planning period is referred to as the 2008 Housing Element. Upon its adoption, the 2008 Housing Element will replace the City 2000 Housing Element.

To meet HCD's deadline, staff prepared and distributed a draft of 2008 Housing Element Update and the environmental assessment or "Initial Study" for the 2008 Housing Element Update to Planning Commission for public review on June 17, 2008. Following Planning Commission's review and recommendation to accept the draft Element, staff forwarded the Element to HCD for review in advance of the June 30 deadline.

HCD reviewed and provided comments regarding the City draft element in letter dated August 21, 2008. The City of Rolling Hills 2008 Housing Element has been revised to respond to each of the concerns listed in the HCD letter, including: the need for emergency shelters; zoning for transitional housing; reasonable accommodation ordinance for disabled persons; energy conservation; affordable housing sites and fair housing.

Constraints to Housing: As mandated by state Housing Element law, Rolling Hills' 2008 Housing Element provides a comprehensive housing program that addresses the identified local and regional housing needs, including affordability, availability, and adequacy of the City's housing stock. Criteria used in developing the City's 2008 housing program include: (1) compliance with State law, (2) acceptability to the local community and decision-making bodies, (3) development constraints; and (4) feasibility given staff and budgetary constraints. The City's 2008 housing program has been developed within the framework of the City's unique circumstances, including: environmental sensitivity; lack of vacant and underutilized sites; geologic and topographic constraints; high market value of land; lack of a sanitary sewer system; lack of employment opportunities in the City; and the CC&Rs imposed by the Rolling Hills Community Association (RHCA).

City Efforts to Assist Low Income Households: To assist with regional requirements to provide affordable housing, the City has historically offered its Community Development Block Grant (CDBG) funds to support regional housing needs. Between FY 1980-85 and FY 1994-95, the City of Rolling Hills allocated \$159,465 in CDBG funds to the City of Lomita for acquisition of property for low-income senior citizen housing unit construction. Since 1995, the City of Lomita has not chosen to request Rolling Hills' available CDBG funds for housing unit construction.

However, in an effort to continue this commitment to regional housing needs and to utilize the City's available CDBG funds locally, since 1996 the City has provided its CDBG funds to cities of Lomita and Rancho Palos Verdes (RPV) for housing rehabilitation programs for seniors and low income residents. Those programs in both cities provide grants and zero percent deferred loans to correct hazardous structural conditions, make improvements considered necessary to eliminate blight, improve handicapped access, and correct building and health code violations.

The RPV and Lomita Home Improvement Programs are in the general interest of the City of Rolling Hills as it supports regional and local housing element objectives related to senior and low income housing needs. The City 2008 Housing Element incorporates these programs.

City Efforts to Provide Adequate Housing Sites: The City continues to work with and assist housing developers and builders to enable new and/or replacement housing to be built in the City. The Southern California Association of Governments (SCAG) has determined that Rolling Hills' Regional Housing Needs Assessment (RHNA) allocation for new housing is 22 units for

the 2006-2014 planning period. Of these 22 units, 11 units are to be affordable to lower income households. The 2008 Housing Element describes in detail the constraints to housing development in the City and concludes that the number of units that could be constructed in the City, due to its unique circumstances is 21 units. However, because of market conditions and environmental and geologic constraints beyond the City's control, those units would not qualify for availability to lower income persons. The potential construction of 21 new units assumes that some of the larger lots in the RAS-2 zone would be subdivided. The City 2008 Housing Element reports on the City's efforts to identify available housing sites.

In the past, efforts to promote and facilitate the development of homeowner sponsored sewer districts were successful in that the City coordinated with homeowners to develop a sewer district with 13 homeowners in the Johns Canyon/Morgan Lane area on the City's western periphery that was connected to the County system. When feasible, the City continues to promote and facilitate additional homeowner connections to the County system although most properties in the City are located at great distances from County sewer lines as well as from one another, and beyond the City's financial means to subsidize.

Because of its concern that lack of sewer system hinders development and creates a potential water quality issues, the City has retained an engineering firm to assess the feasibility of a citywide low-pressure sewer system. Depending on its findings, including cost to the City and each individual property owner, this feasibility study is the first step to remove development constraints associated with wastewater disposal. The City 2008 Housing Element incorporates the City continued efforts to expand sewer service.

City Efforts to Provide for Special Housing Needs: The City 2008 Housing Element outlines a number of existing and new programs that will be implemented during the 2006-2014 planning period to provide for special housing needs. These programs include: provision of information regarding housing programs for the elderly, and the adoption of a reasonable accommodation ordinance to assist the disabled.

City Efforts to Promote Energy Conservation: The City 2008 Housing Element outlines strategies to encourage energy conservation. These include a commitment to develop and adopt energy conservation measures recommended by the City Natural Environment and Sustainability Committee and SCAG.

Conclusion: The City of Rolling Hills 2008 Housing Element update addresses the planning period from 2006-2014 in accordance with applicable state law, and consistent with the City of Rolling Hills General Plan and the community's vision of its housing needs and objectives. Within the context of the City's unique constraints, the City endeavors to promote housing opportunities for all households.

The 2008 Housing Element Update reflects the City's continuing efforts to retain and expand housing opportunities in the community. Actions that currently are and will be implemented through the Element include:

- Providing housing service information to community senior citizens
- Assigning City CDBG funds allocation to neighboring cities to assist eligible low and moderate incomes residents improve their homes
- Enforcing code violations within residential neighborhoods
- Facilitating new construction by working closely with housing developers and builders
- Monitoring the City land supply

- Compliance with state Density Bonus requirements
- Promoting reasonable accommodations for the disabled
- Supporting energy conservation and sustainable development measures
- Supporting fair housing counseling and monitoring.